



## 23 Mofflin Street, CALINGIRI, WA 6569

Unique Barn-Style Home on 1,037m<sup>2</sup> – Finish the Vision Your Way

Positioned on a generous 1,037m<sup>2</sup> block in the heart of Calingiri, this distinctive two-storey barn-style home presents a rare opportunity for buyers with vision, creativity, and a passion for adding value.

Offering a unique layout and plenty of character, the home is partially completed and is being sold on an "AS IS, WHERE IS" basis, providing the perfect blank canvas to finish and personalise to your own taste.

Please note that internal works remain incomplete, with cladding, plumbing, and electrical works still requiring completion.

Downstairs features a functional floorplan comprising a kitchen, living area, two bedrooms, laundry, and toilet.

The kitchen is already fitted with cupboards and an electric stove, providing a starting point for the next owner to build upon.

**TYPE:** For Sale

**INTERNET ID:** 300P196252

**SALE DETAILS**

**Offers over \$99,000**

**CONTACT DETAILS**

**Elders Perth**

Level 2, 195 Great Eastern  
Highway

BELMONT, WA

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**Sharon Johnson**

0418 958 651

Upstairs, you'll find a landing area leading out to a decked balcony, offering an elevated space to relax and take in the surroundings.

The main bedroom is also located upstairs and includes a walk-in robe.

Additional features include:

- Unique barn-style two-storey design
- Generous 1,037m<sup>2</sup> block
- Two wall-mounted air conditioners throughout
- Impressive double wooden front doors
- Welcoming front verandah
- Spacious backyard with plenty of potential
- New septic system connected

Located in Calingiri, a quintessential and peaceful Western Australian wheatbelt town approximately 143km northeast of Perth, this property offers a relaxed country lifestyle.

The town is highly regarded for its close-knit agricultural community, laid-back charm, and rich natural biodiversity.

Whether you're looking for a project, investment opportunity, or a chance to create something truly special, 23 Mofflin Street offers endless potential.

All inquiries to exclusive selling agents Elders Real Estate

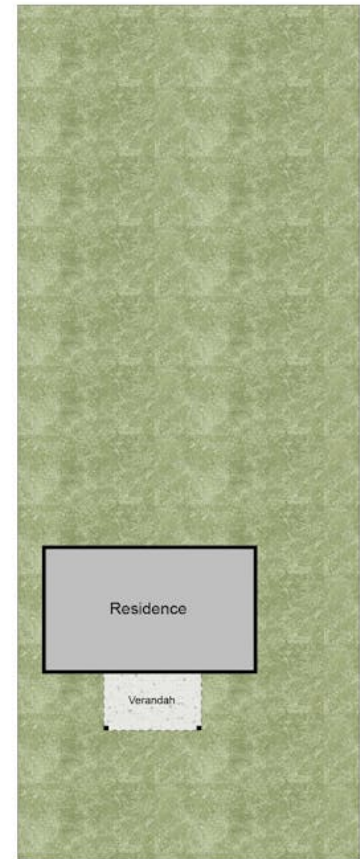
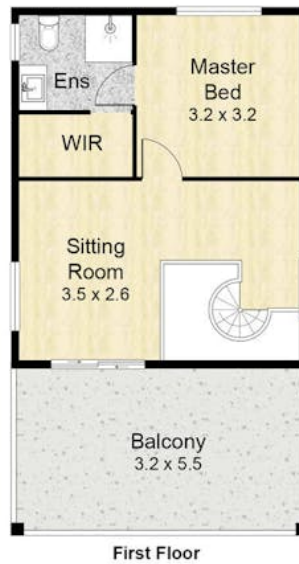
Sharon Johnson | 0418 958 651 | [Sharon.Johnson@elders.com.au](mailto:Sharon.Johnson@elders.com.au)

- Land Area 1,037.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2









Internal: 118.3 sqm  
 External: 35.2 sqm  
**Total: 153.5sqm**

The site and floorplan are not to scale.  
 Dimensions are approximate.